

REDEVELOPMENT AGENCY AMENDED AGENDA

NOVEMBER 9, 2004

LINDA J. LE ZOTTE
FORREST WILLIAMS
CINDY CHAVEZ
CHUCK REED
NORA CAMPOS

DISTRICT 1
DISTRICT 2
DISTRICT 3
DISTRICT 4
DISTRICT 5

RON GONZALES CHAIR

KEN YEAGER
TERRY GREGORY
DAVID D. CORTESE
JUDY CHIRCO
PAT DANDO - VICE CHAIR

DISTRICT 6
DISTRICT 7
DISTRICT 8
DISTRICT 9
DISTRICT10

Welcome to the San Jose Redevelopment Agency's Board meeting. Our Board is composed of the ten City Council Members and the Mayor, who serve as our Boardmembers and Chairperson.

Attached is the Redevelopment Agency's agenda for this meeting. The Agenda contains both a Consent Calendar section for routine business items requiring Redevelopment Agency approval, as well as general business items arranged corresponding to the Agency's Critical Service Areas. The Critical Service Areas represent the policy-making level for strategic planning, policy setting, and investment decisions in the critical functions the Agency provides to the community and to the City. The four Critical Service Areas are:

- ***Promote and Implement Neighborhood Improvement Strategies*** — Through collaboration, revitalize commercial and residential neighborhoods so they are livable, safe, diverse and economically sustainable.
- ***Enhance the Quality and Supply of the City's Housing Stock*** — Enhance the Quality and Supply of the City's Housing Stock
- ***Initiate and Facilitate Public Facilities and Spaces*** — To guide the creation of a fabric of public facilities and spaces that is useful, stable, inviting, delightful and instills pride in the community to foster the opportunity for other investments
- ***Initiate and Facilitate Private Development*** — Capitalize on market opportunities and facilitate private development in the fastest possible time with the highest quality customer service

You may provide input on agenda items by filling out a BLUE Speaker's Card and submitting it to the Agency's Clerk seated at the front table. If you wish to address the Redevelopment Agency about an issue that is not on the agenda, you may speak during the "Open Forum" during the City Council's meeting. The Council/Agency is unable to take action on issues presented during "Open Forum." If you wish to speak to the Agency, some tips to help you are noted below:

- **Submit a speaker's card before the meeting and before the item is heard.** This will ensure that your name is called for the item(s) you wish to address, and ensure the meeting runs smoothly for all participants.
- When the Board reaches your item on the agenda, the Chairperson will open the public hearing and call your name. Please address the Agency from the large podium located to the left of the Clerk's table.
- Each speaker generally has two minutes to speak per item. The amount of time allotted to speakers may vary at the Chairperson's discretion however, depending on the number of speakers and length of agenda.
- There are three lights to assist you with tracking your speaking time. They are located to the far right of the podium. The green light turns on when you begin speaking; the yellow light turns on when you have 30 seconds left; and, the red light comes on when your speaking time is up.

If you have any questions, please direct them to Agency staff seated at the tables just below the dais. Thank you for taking the time to attend today's meeting. We look forward to seeing you at future meetings. The Redevelopment Agency meets on Tuesdays, following the City Council's meeting at 1:30 p.m.

Meeting agendas are posted outside City Hall and the agendas and Agency Board Staff Reports may be viewed on the Internet at <http://www.sjredevelopment.org/agendas.htm>. To arrange an accommodation under the Americans with Disabilities Act to participate in this public meeting, please call 1 (408) 277-4424 or 1 (408) 998-5299 (TTY) at least two business days before the meeting.

On occasion the Redevelopment Agency may consider agenda items out of order.

- **Call to Order and Roll Call**

9:30 a.m. - Closed Session, Room 600, City Hall
See Separate Agenda

1:30 p.m. - Regular Session, Council Chambers, City Hall

- **Orders of the Day**

Items recommended to be added, dropped, or deferred are usually approved under Orders of the Day unless the Council directs otherwise.

* Items marked with an asterisk denote changes or additions to the previously published Agenda for this meeting.

Item 6.1 is deferred to November 16, 2004.

See Item 10 on the City Council Agenda for description of any City Council agenda items relating to the Redevelopment Agency.

1 CEREMONIAL ITEMS

2 CONSENT CALENDAR

Notice to the public: There will be no separate discussion of Consent Calendar items as they are considered to be routine by the Agency and will be adopted by one motion. If a member of the Redevelopment Agency, staff, or public requests discussion on a particular item, that item will be removed from the Consent Calendar and considered separately.

2 CONSENT CALENDAR

2.1 Approval of Board Meeting Minutes:

Recommendation: Approval of Redevelopment Agency Minutes for:

- (a) Regular meeting of October 5, 2004

2.2 Report of the Rules Committee – October 20, 2004.

Vice Mayor Dando, Chair

- (a) Review November 2, 2004 Draft Agenda.
- (b) Addition of new items to the October 26, 2004 Agenda.
- (c) Staff Reports Outstanding for the October 26, 2004 Agenda.

2.3 Acceptance of Agency Financial Reports

- (a) Monthly Financial Statements – September 2004
- (b) Capital Cost Report – September 2004
- (c) Cash Flow Projection - September 2004

3 NEIGHBORHOOD IMPROVEMENT STRATEGIES

4 HOUSING

5 PUBLIC FACILITIES AND SPACES

5.1 Acceptance of the Comprehensive Annual Financial Report (CAFR) for FY 2003 - 2004.

Recommendation: Acceptance of the Comprehensive Annual Financial Report (CAFR) for Fiscal Year 2003 – 2004, ending June 30, 2004. **[MERGED]**

5 PUBLIC FACILITIES AND SPACES

5.2 **Award of a construction contract for the Fourth Street Garage North Retail Landlord Improvements Project.**

Recommendation: Adoption of a resolution awarding a contract to HRB Construction, Inc., the low bidder in the amount of \$384,458, for the Fourth Street Garage North Retail Landlord Improvements Project, and establishing a 10% project contingency in the amount of \$38,446 for a total construction cost not to exceed \$422,904. CEQA: Exempt: PP04-273 [**CIVIC PLAZA**]

6 PRIVATE DEVELOPMENT

6.1 **Approval of an Exclusive Negotiations Agreement for the North San Pedro Housing Brandenburg development site.**

Recommendation: Approval of an Exclusive Negotiations Agreement for a 240-day period with Olson Urban Housing, LLC, Green Valley Corporation, and Urban Housing Group, Inc., for a planned mixed use residential development of Agency properties located at 178 & 201 Bassett Street; 129, 149, 153, 160, 185, 188, 190 & 255 West Julian Street; 274, 276, 290, 340 & 380 Terraine Street, and 181 Devine Street; 320, 328, 340, 345, 353 North San Pedro, and City properties located under such roadways as may be vacated, and State of California Property located at 255 Bassett, and 331 Terraine. CEQA Resolution No. 72170 [**MERGED**] (Deferred 9/21, ~ 10/26/04, Item 6.2)

* (**DEFER TO 11/16/04**)

6.2 **Approval to waive the receipt of certain building and related permits from Story and King, LLC, pertaining to the redevelopment of commercial properties located at the southeast corner of Story and King Roads.**

Recommendation: Adoption of a resolution authorizing the Interim Executive Director to waive the receipt of certain building and related permits from Story and King, LLC (Developer) prior to the sale and transfer of the property located at the southeast corner of Story and King Roads, as otherwise required in the Disposition and Development Agreement. CEQA: Mitigated Negative Declaration [**STORY ROAD**]

7 JOINT REDEVELOPMENT AGENCY/COUNCIL

- **Closed Session Report**
- **Open Forum - To be heard jointly with City Council
Public Discussion.**
- **Adjournment**